

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: March 10, 2005

ITEM No. 4

CASE NUMBER/ PROJECT NAME	98-DR-2003#3 McDowell Village Retail		
LOCATION	8322 E McDowell Rd		
REQUEST	Request approval for landscape plans and elevations for the retail portion of the McDowell Village development.		
OWNER	City of Scottsdale 480-312-7313	ENGINEER	N/A
ARCHITECT/ DESIGNER	ORB Architecture LLC 602-741-9866	APPLICANT/ COORDINATOR	Scott Laten RedGroup McDowell Village Holdings LLC 480-948-5060
BACKGROUND	<p>Context/Zoning. McDowell Village is a 13-acre master plan for a Senior Center, Senior Apartments, and retail/entertainment uses. The property is zoned Planned Community District (PCD). This portion of the McDowell Village master site has an underlying zoning comparable to the Shopping Center District (C-S) to allow the retail land use.</p> <p>Context. The McDowell Village site is currently under construction, has access to 3 adjacent roads, and is surrounded by single-family homes to the north, commercial uses to the east and west, and industrial uses to the south. This 1-acre portion of the development is located at the south side of the overall site, and along McDowell Road.</p> <p>History. In February 2004, the Development Review Board approved the McDowell Village Senior Center and Senior Apartment site plan and elevations, as well as the overall site master plan (Cases 98-DR-2003 #1 and #2).</p>		
APPLICANT'S PROPOSAL	<p>Applicant's Request. This is a request to approve the landscaping plan and elevations of the retail portion of the McDowell Village development. The building footprint occupies the originally planned location for the retail component, and the parking layout and landscaping are consistent with the overall approved master plan.</p> <p>The proposed 10,000 square foot building will be 24-feet tall and designed using similar design theme, colors, and materials as the previously approved Senior</p>		

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Center and Senior Apartment projects. The building materials include tile roof, sand brick masonry veneer, tan and beige colored stucco, and brick-colored metal canopy accents. The proposal includes two slight variations of building design at the ends of the buildings depending on the ultimate user of the tenant spaces. Alternative 1 includes patio spaces toward the rear corners of the building with more doors to access the patios, and Alternative 2 is intended for retail use without a patio space. Landscaping and a rear fence are proposed to screen mechanical equipment from the center courtyard activity space.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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APPROVED BY

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Report Author

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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Close-Up Aerial
3. Zoning Map
4. Site/Landscape Plan
5. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

McDowell Village Retail Development Review Narrative

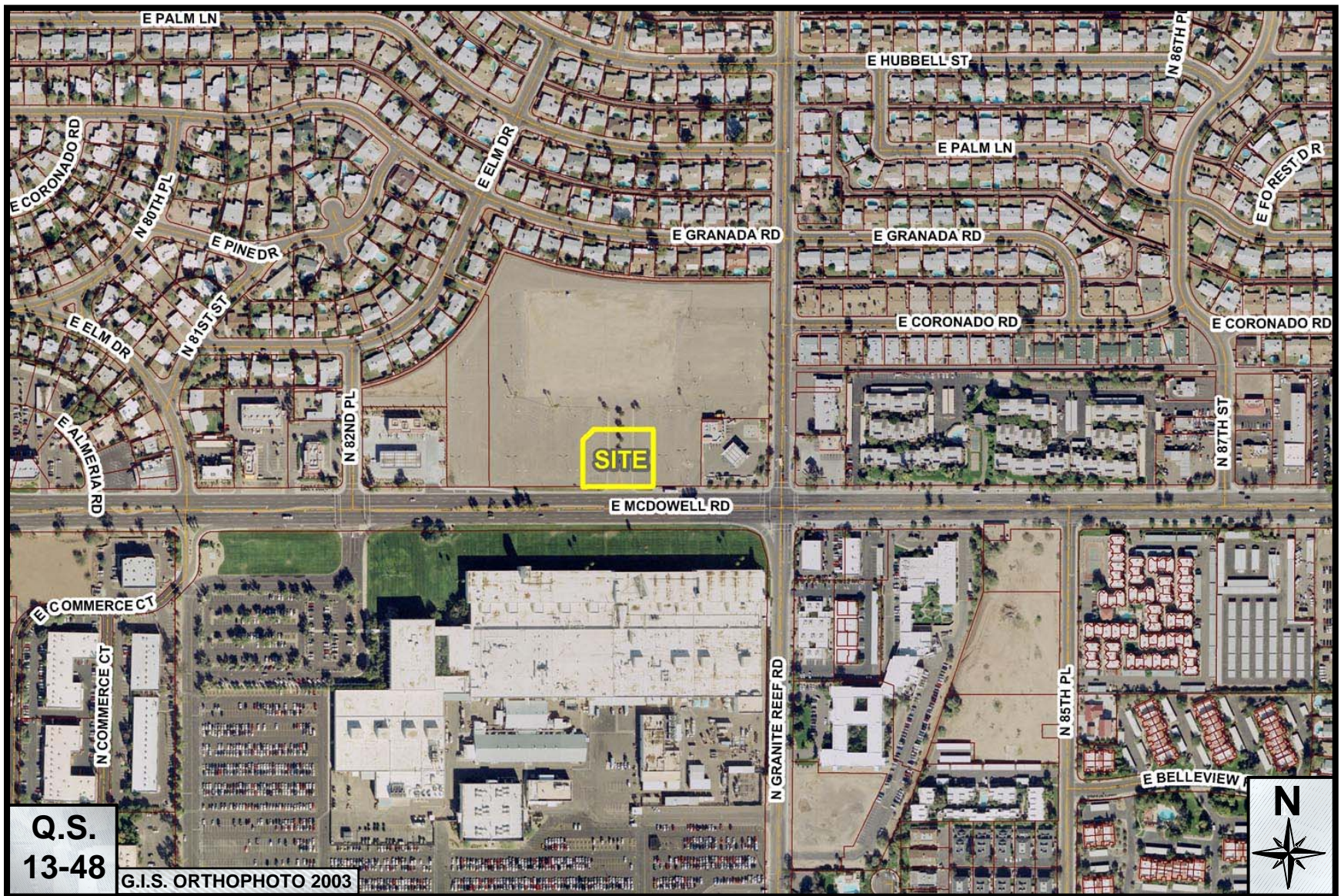
The McDowell Village Retail is the third building to be presented for development review. In February of 2004, the Development Review Board approved Case's 98-DR-2003 #1 and #2 which consisted of senior apartment and municipal senior center elevations, color boards, master site plan, a master landscape plan which incorporated the McDowell Streetscape Improvement Plan and master parking plan based on a shared parking agreement and parking analysis. We are presenting three components for the City's review; Elevations (including alternate tenant uses), landscape plan (including alternate tenant uses) and color board.

ELEVATIONS for the retail building have been designed to integrate into the McDowell Village master design. The building provides integrated scaling to the surrounding structures and neighborhood. The building's design utilizes a variety of components which are found in both the senior apartments and the City's Senior Center. These influences include varying rooflines, store front windows, integration of the master brick and gable patio roofs with light weight roof tile. The front elevation has been designed using brick columns and steps creating light, shadow for depth and visual relief. Wrought Iron shade elements provide shelter from the sun and shadowing while defining business entrances. The rear of the building due to its unique nature was planned to shield back room operations using a unique screen wall and enhanced landscaping. In addition, the screen wall provides a pedestrian scale which is further enhanced by the decorative brick applied at the base of the building wall.

It is anticipated that one or both of the center's end caps will attract restaurant uses. We have brought forward alternative plans for the West and East side of the building. The alternate plans allow the building to be constructed to meet the tenant needs. Under Alternate 1, restaurants will most likely prefer ample patio area for patrons to enjoy the outdoors. Patio seating including windows and doors has been oriented towards the sides and rear of the building to take advantage of the municipal recreation area adjacent to the senior center. The East elevation is designed to lend itself to a beverage control fence allowing beer and wine patio dining.

COLORIZATION has been applied in a similar fashion to the apartments and the senior center. The principle approach is using the darker colors along the base of the building to weight the structure. The lighter colors towards the top provide a transition which helps to visually reduce the scale of the building. The brick columns add vertical integration to the design inviting the eye to venture upward. The parapet wall which hides mechanical equipment has been treated with the lightest color to help serve as a "picture frame" for the building and preparing for the transition to sky.

LANDSCAPE for the retail center has been primarily defined by the master plan which included stipulations regarding mature trees and quantities. In addition, the approved McDowell Streetscape Improvements define those planting areas in the right-of-way. The site plan/landscape plan also incorporates approved landscape plans for those properties which are contiguous to the site on the West and North sides. Plant palette, concrete colors and scoring patterns have been reproduced to maintain continuity for the master plan. Tree placement along McDowell Road has been designed to screen, yet provide vital view corridors for businesses within the center.



McDowell Village Retail

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ATTACHMENT #2



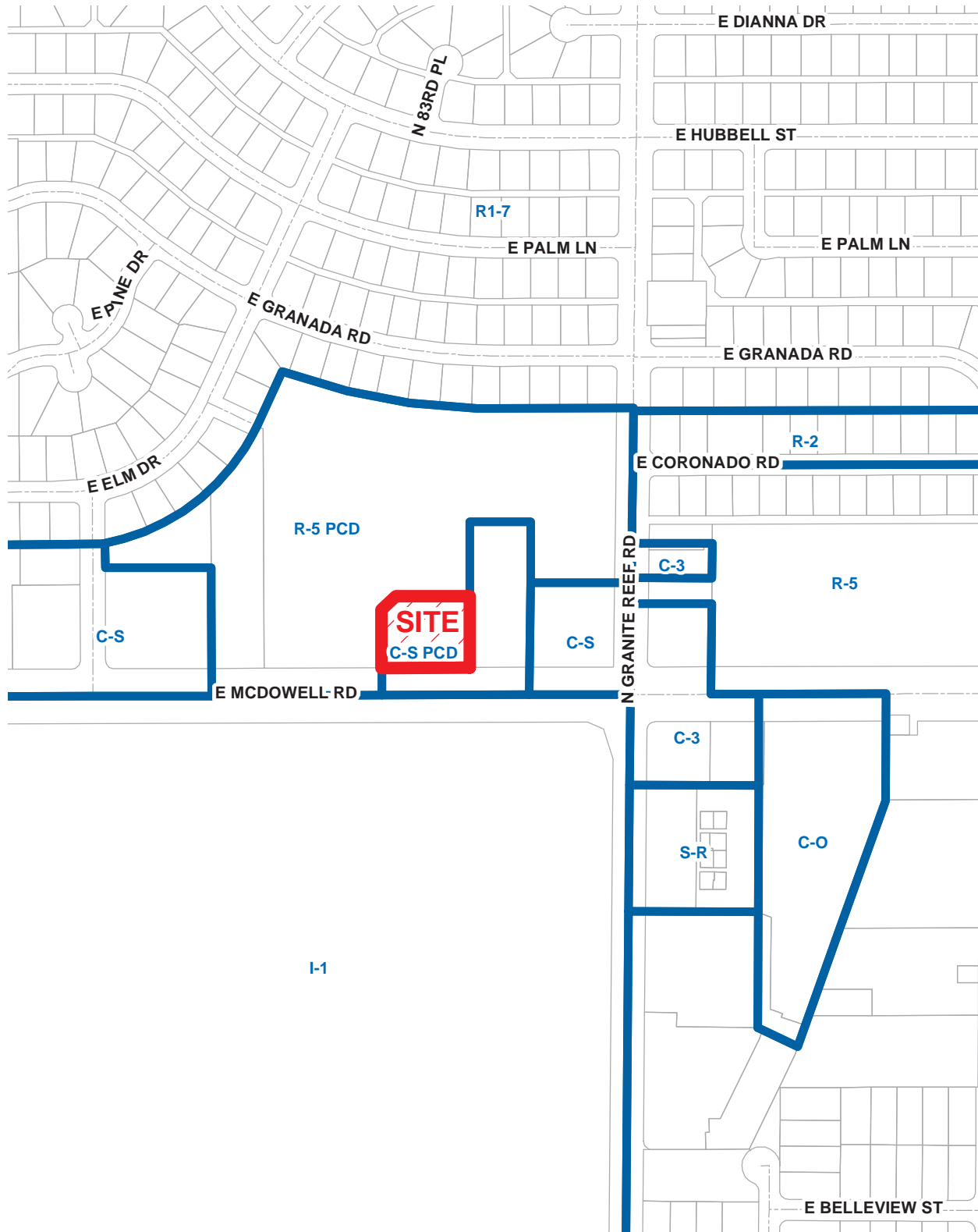
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G.I.S. ORTHOPHOTO 2003

McDowell Village Retail

98-DR-2003#3

ATTACHMENT #2A



98-DR-2003#3

ATTACHMENT #3

[illegible]

MATERIALS	SIZE/QTY
①	4" NATIVE SURFACE SELECT GRANITE BOULDERS 3x3x3 MIN. (VARIOUS SIZES)
	1/2" SCREENED DESERT GOLD DECOMPOSED GRANITE IN ALL AREAS

4"x4" OPENING CRUISER
SCREEN- COB-TEN COLOR (T)

1/2" X 1/2" X .075"
TUBE STEEL FRAME (TYP.)



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EN FENCE NO SCALE

LANDSCAPE SITE DATA

TOTAL LANDSCAPE AREA THIS SITE:
TOTAL TURF AREA THIS SITE:
SHRUBS AND GROUNDCOVERS THIS SITE:

IMMATURE TREES PROVIDED THIS SITE.

SITE CALCULATIONS	
SITE AREA	ACRES
GROSS SITE AREA	1.0
NET SITE AREA	0.7

NET SITE AREA	1.0
ZONING	C-5/PCD
BUILDING AREA	DENSITY/

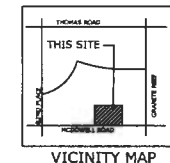
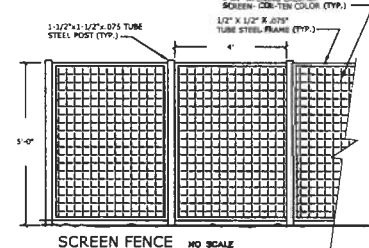
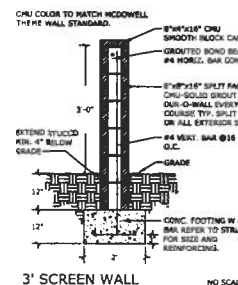
CRUISE SITE AREA	0.24
PARKING	CARS/SF
REQUIRED	1/250
PROVIDED	1/250

PROVIDED	17250
ACCESSIBLE	2 %
BUILDING HEIGHT	TOTAL FT
ALLOWABLE	36'

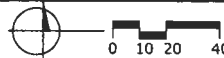
architecture, llc

north 38th place
dise valley, az 85253

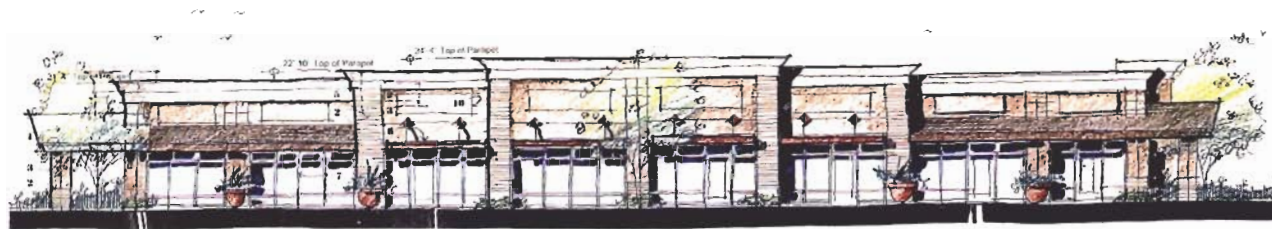
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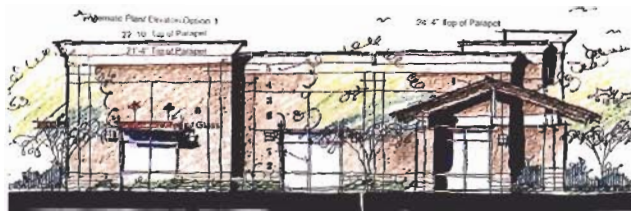
98-DR-2003#3
2/7/2005



september 24, 2004
rev: november 22, 2004



SOUTH ELEVATION



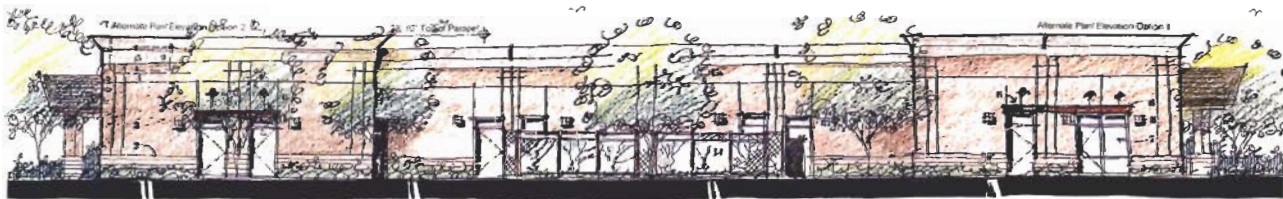
WEST ELEVATION

(ALTERNATE 1)



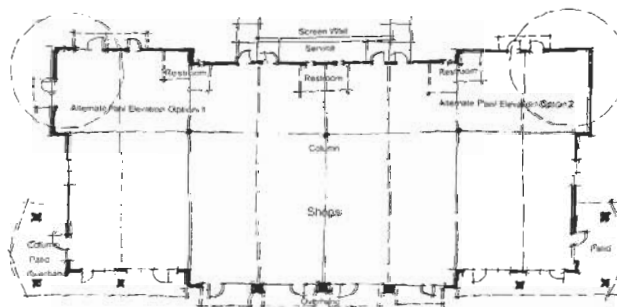
EAST ELEVATION

(ALTERNATE 2)



NORTH ELEVATION

1/4



FLOOR PLAN

1/16

PROJECT DATA

Site Area	ADIR	Spreadsheets
Gross Site Area	70,000	43,500 SF
Net Site Area	70,000	43,500 SF
Zoning	C-2000	
Building Area	Building FAR	Total Area
	2.5x	10,900 SF
Parking	Car/F	Total
Required	4200	47,000
Provided	4200	47,000
Building Height	Feet	
Maximum	24 ft	
Provided	24 ft	

MCDOWELL VILLAGE RETAIL NOTES / COLORS

NO	ITEM	NAME	NUMBER	COMPANY
1	LIGHTWEIGHT TILE ROOF	Hershey	SC1000A	Eagle Roofing
2	BRICK VENEER	Desert Sand	20A	Interstate Brick
3	STUCCO BASE COLOR	Bunka	SC SP 252	Dunn Edwards
4	STUCCO ACCENT ONE	Wu Stone	SC SP 252	Dunn Edwards
5	STUCCO ACCENT TWO	Chaparral	SC SP 252	Dunn Edwards
6	METAL SAND COLOR	Feather	SC SP 252	Dunn Edwards
7	ALUMINUM STORE FRONT	Clear	10A	Shaw-Walsh
8	LIGHT PAINTS			
9	MECH. UNIT (Screened)			
10	SCREEN WALL			
11	SCREEN WALL			



DRB PRESENTATION

McDowell Village Retail Shops

Retail Shops @ NW McDowell & Grand Reef Roads
Scottsdale, Arizona

Opus Southwest / RED Group, LLC

03.04.2002

DRB Architects, LLC

01.31.2004

RED
Group
LLC

Real
Estate
Development
Group

19425 East Silver Boulevard
Scottsdale, Arizona 85262
Telephone: 480.948.5060
Facsimile: 480.948.5500
www.redgroupllc.com



ORB
Architecture, LLC

10017 North Thompson Avenue
Phoenix, Arizona 85028
Tel: 602.948.7800 Fax: 602.948.7801
www.ORBarch.com

ATTACHMENT #5

98-DR-2003#3:
2/7/2005

98-DR-2003

Mc DOWELL VILLAGE RETAIL
8322 E. Mc DOWELL ROAD
SCOTTSDALE, AZ.

DATE: 02-28-05

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
SEE THE D. R. SITE PLAN FOR THE LOCATIONS.
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS ____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. NUMBER OF NEW FIRE HYDRANT INSTALLATIONS -ONE-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF ____ AT ____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) ____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS ____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF ____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: RETAIL**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☐ **G.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: McDowell Village Retail Case 98-DR-2003#3

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS, PLANS AND RELEVANT CASES:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Orb Architecture and dated January 31, 2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Urban Graphite with a revision date of February 1, 2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Urban Graphite with a revision date of February 1, 2005.

Ordinance

- A. At the time of review, the applicable zoning, DRB, case(s) for the subject site were: 98-DR-2003 (Senior Center), 98-DR-2003 #2 (Senior Housing), 96-LD-2004, 15-UP-2003, and 9-ZN-2003.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. All walls shall match the architectural color, materials and finish of the building(s). Screen fence shall match detail shown on landscaping and site plan referenced above.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

8. Illuminance levels, fixture heights, and overall design shall be consistent with the approved exterior lighting design requirements of case #98-DR-2003 and #98-DR-2003 #2.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

9. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

10. No exterior vending or display shall be allowed.
11. Flagpoles, if provided, shall be one piece, conical, and tapered.
12. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

13. A final drainage statement report shall be submitted that demonstrates consistency with the approved drainage report from Case #98-DR-2003.
 - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - c. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

Ordinance

- B. On December 3, 2003, the City's Storm water Management Division approved a Storm water Storage Waiver for this development. This approval is based on the following condition:

The proposed project, McDowell Village, includes storm water storage for 0.6 Ac-Ft

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**DRB Stipulations**

14. Roadway and access design shall be consistent with the approved overall site plan of case #98-DR-2003 and #98-DR-2003 #2.
15. Speed humps/tables shall be designed and constructed at all internal pedestrian crossings.
16. The developer needs to identify refuse enclosure location/s on the site plan subject to approval by the City. Refuse collection methods, i.e., site plan circulation will be approved at final plan review. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Ordinance

- C. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and

all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:**DRB Stipulations**

17. The developer shall provide a minimum parking-aisle width of 24 feet.
18. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- D. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

19. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
20. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on McDowell Road except at the approved driveway location.
21. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- E. Drainage Easement:
 - (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.
- F. Waterline and Sanitary Sewer Easements:
 - (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

22. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.

- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER/WASTEWATER:

DRB Stipulations

- 23. On-site sanitary sewer shall be privately owned and maintained.
- 24. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- G. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
- H. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- I. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.
- J. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.